145.0	0006	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	714,100 /	714,100
USE VALUE:	714,100 /	714,100
ASSESSED:	714,100 /	714,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLLAND DANIEL H III-ETAL
Owner 2:	HOLLAND EBBA J
Owner 3:	
Street 1:	68 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,472 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1581 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5472.000	246,800		467,300	714,100
Total Card	0.126	246,800		467,300	714,100
Total Parcel	0.126	246,800		467,300	714,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.68 | /Parcel: 451.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	95444
GIS Ref	
GIS Ref	
Insp Date	11/11/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0008.0

!11373!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,900	0	5,472.	467,300	714,200	714,200	Year End Roll	12/18/2019
2019	101	FV	212,400	0	5,472.	438,100	650,500	650,500	Year End Roll	1/3/2019
2018	101	FV	212,400	0	5,472.	362,200	574,600	574,600	Year End Roll	12/20/2017
2017	101	FV	212,400	0	5,472.	333,000	545,400	545,400	Year End Roll	1/3/2017
2016	101	FV	212,400	0	5,472.	303,800	516,200	516,200	Year End	1/4/2016
2015	101	FV	199,600	0	5,472.	297,900	497,500	497,500	Year End Roll	12/11/2014
2014	101	FV	199,600	0	5,472.	276,900	476,500	476,500	Year End Roll	12/16/2013
2013	101	FV	199,600	0	5,472.	263,500	463,100	463,100		12/13/2012

PRINT

Date	Time
12/11/20	01:33:08

LAST REV

Date	Time
01/14/09	11:30:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11373

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13043-3		8/23/1976		38,000	No	No		N

USER DEFINED

Prior Id # 1:	95444
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2002	508	Alterati	20,000	C		G4	GR FY04	CLOSE IN GARAGE FO

ACTIVITY INFORMATION

Date	Result	By	Name
11/11/2008	Meas/Inspect	336	PATRIOT
11/16/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5472		Sq. Ft.	Site		0	80.	1.07	9									467,326						467,300	

Total AC/HA:	0.12562	Total SF/SM:	5472	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	467,326	Spl Credit		Total:	467,300

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHTE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303228
Depreciation:	56400
Depreciated Total:	246828

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

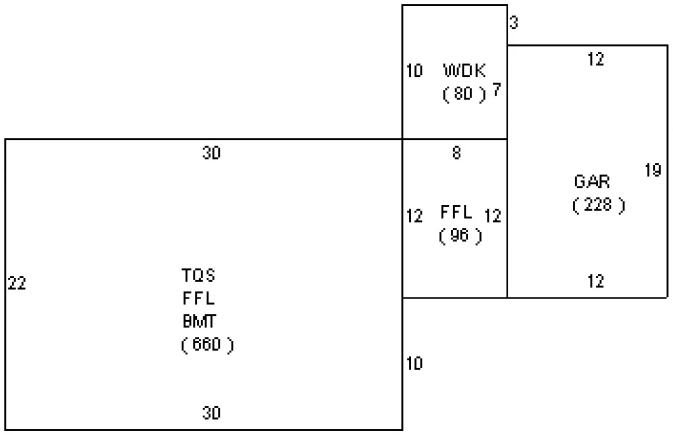
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	111.22
Final Total:	246800	Val/Su SzAd	197.28

SKETCH



Sum Area By Label :
TQS = 660
FFL = 756
BMT = 660
GAR = 228
WDK = 80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	140.320	106,081
BMT	Basement	660	55.780	36,813
TQS	3/4 Story	495	140.320	69,458
GAR	Garage	228	25.700	5,860
WDK	Deck	80	15.840	1,267

Net Sketched Area:	2,219			Total:	219,479
Size Ad	1251	Gross Are	2384	FinArea	1581

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2002	0.00	T	13.6	101						

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc